

Public Representations

SURVEY RESPONSE REPORT

04 February 2021 - 15 September 2024

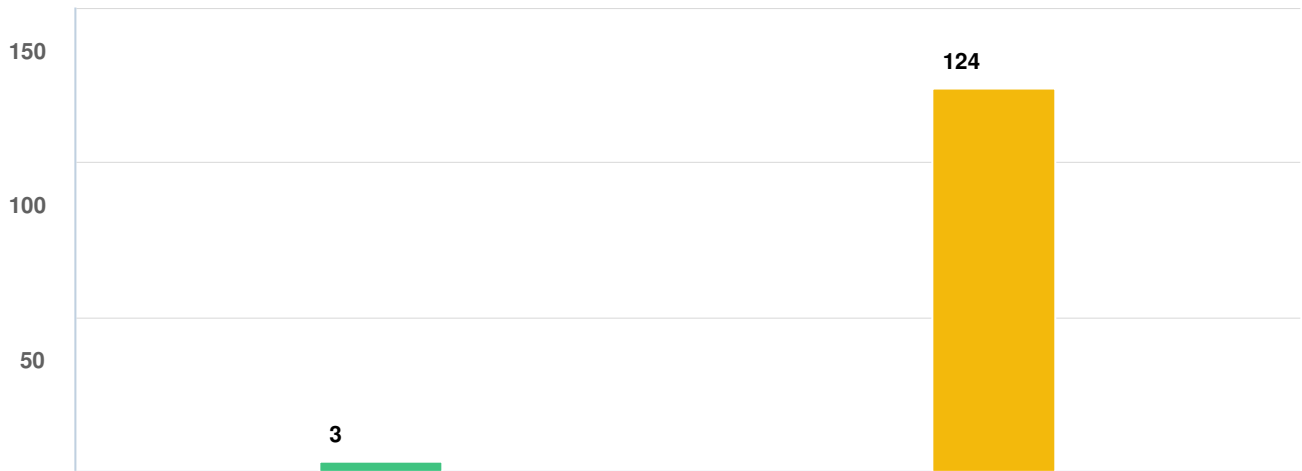
PROJECT NAME:

Former Waste Depot, Johnston Street, Laurencekirk, AB30 1AN



SURVEY QUESTIONS

Q1 | Do you support or object to the transfer of the former Waste Depot building on Johnston Street, Laurencekirk

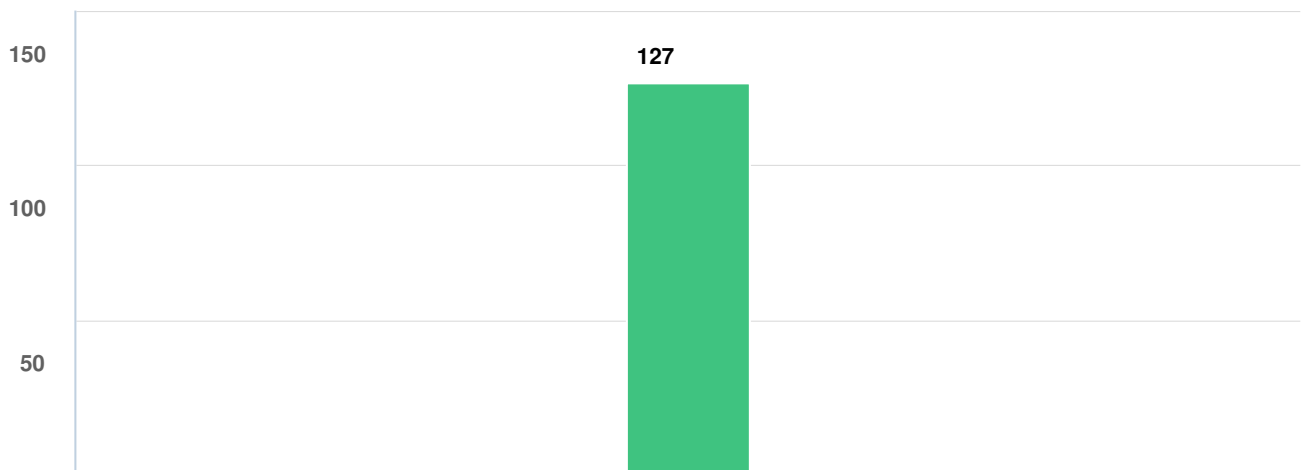


Question options

- Object
- Support

Mandatory Question (127 response(s))
Question type: Checkbox Question

Q2 | As required by the Community Empowerment legislation, your anonymised comments will be shared with the community body makin...



Question options

- Please tick the box to confirm you have read and understand the information above.

Mandatory Question (127 response(s))
Question type: Checkbox Question

Q3 Please provide your reasons

Screen Name Redacted

8/19/2024 09:28 AM

As public services are cut back, communities are being asked to do more for themselves. This means they need the resources and infrastructure to do what the Council is no longer able. Workshops and storage like this are key community infrastructure which supports active citizenry and should be wholeheartedly supported by the Council.

Screen Name Redacted

8/23/2024 11:57 AM

This would be a great asset for the community to have - the work and effort that already goes on behind the scenes for the wonderful displays around Laurencekirk with out a work shop space is a credit to all involved, by having a dedicated central hub like what is proposed will make a massive difference to all involved for future works.

Screen Name Redacted

8/23/2024 12:32 PM

This shed would add huge value to the community ,All groups can come together and collaborate with this space along with storage and maintenance of equipment .

Screen Name Redacted

8/23/2024 12:46 PM

An excellent idea and facility that would undoubtedly benefit the community in a vast array of opportunities and would foster and encourage a community spirit.

Screen Name Redacted

8/23/2024 12:48 PM

It's a well needed opportunity to support the community effort within Laurencekirk

Screen Name Redacted

8/23/2024 12:49 PM

This would supply the facilities needed to continue the support to the local community.

Screen Name Redacted

8/23/2024 12:52 PM

rather something for village than empty and deteriorating

Screen Name Redacted

8/23/2024 12:59 PM

I think it would be a great asset to the community

Screen Name Redacted

8/23/2024 01:34 PM

Great assets for such a strong spirited community group!

Screen Name Redacted 8/23/2024 01:40 PM	This would benefit a number of local groups and the wider cimmunity.
Screen Name Redacted 8/23/2024 01:40 PM	It would be great for the community. The hanging baskets and Christmas Lights are a real asset to Laurencekirk and to have a workshop locally would be beneficial for the groups involved.
Screen Name Redacted 8/23/2024 01:47 PM	Great opportunity to support community activities which be if it all in the village, plus an excellent way to enhance inclusion and community spirit and support the physical and mental wellbeing of volunteers.
Screen Name Redacted 8/23/2024 01:54 PM	There is a massive need for community groups of Laurencekirk to have a dry indoor space and storage facilities
Screen Name Redacted 8/23/2024 01:56 PM	Great to make use of the existing buildings in Laurencekirk, particularly when there is already a clear need for the workshop space
Screen Name Redacted 8/23/2024 01:57 PM	Laurencekirk Memorial Park Group are an asset to the village and transfer of the building would support the work that they do and also support other groups within the village who would benefit from use of the facilities.
Screen Name Redacted 8/23/2024 02:19 PM	Be great to see this building repurposed to serve the community in this way. It can only benefit Laurencekirk to allow further community development and a base for improving operations.
Screen Name Redacted 8/23/2024 02:22 PM	This group do a lot of good for our village and supporting anything else they wish to move forward with needs totally support . That particular area has needed attention for some time .
Screen Name Redacted 8/23/2024 02:26 PM	A workshop space used for the proposed aims is required. It is a good community initiative.
Screen Name Redacted 8/23/2024 02:27 PM	As a local resident & trustee of the LPP, we fully support this move and would love to be considered as a local Charity that would be in need of a small storage area please.

Screen Name Redacted

8/23/2024 03:50 PM

Good for the local community

Screen Name Redacted

8/23/2024 03:56 PM

The shed is currently an eye sore and it would be great if local groups to utilise it. Aberdeenshire council should be fully on board with this proposal and supporting it as best they can.

Screen Name Redacted

8/23/2024 04:00 PM

Good community space Could create a men's shed I. Lkirk Good for mental health and community partnership Storage for community events like lights and plants lacking

Screen Name Redacted

8/23/2024 04:02 PM

The named community groups make an excellent contribution to the local community. This asset transfer means that the volunteers giving up their time will no longer have to give space in their personal properties.

Screen Name Redacted

8/23/2024 04:12 PM

It's great idea and the groups within the community will make a great use of the assets

Screen Name Redacted

8/23/2024 04:14 PM

Sounds a great opportunity for the community for different groups and the utilisation of Aberdeenshire properties reducing the liability on the council

Screen Name Redacted

8/23/2024 04:16 PM

Opportunity to strengthen community and support an inclusive network. Bringing people and their diverse skills together will enhance the town and improve the lives of residents.

Screen Name Redacted

8/23/2024 04:17 PM

Support local community

Screen Name Redacted

8/23/2024 04:22 PM

Sensible and practical use of an unused building that'll benefit the community.

Screen Name Redacted

8/23/2024 04:22 PM

Some of Laurencekirk Primary School Parent Council assets are currently stored in private homes and garages due to lack of space at the school. If there was an opportunity to get some storage space this depot might be an ideal solution. Additionally these assets may be more accessible for community groups to borrow if suitable agreements can be made.

Screen Name Redacted

8/23/2024 05:19 PM

The storage facility would enable community projects to store equipment . The projects enhance the local environment and community engagement,

Screen Name Redacted

8/23/2024 05:22 PM

Great initiative, from a group who has demonstrated they can deliver on projects. Due to continued, council budget constraints, more and more is being directed to the local community to support, what once the council would have done. An asset like this is so valuable for groups to support and better their community

Screen Name Redacted

8/23/2024 05:37 PM

Facility could be used by a number of community groups to store items. Also much needed workshop space for the High street Christmas lights and Hanging baskets.

Screen Name Redacted

8/23/2024 05:40 PM

Perfect solution for so many worthwhile community projects

Screen Name Redacted

8/23/2024 05:46 PM

Would be a real asset in supporting all the good work already being done by volunteers in the community. Would provide much needed space for storage and project management.

Screen Name Redacted

8/23/2024 06:16 PM

Great idea

Screen Name Redacted

8/23/2024 06:52 PM

Previous ventures by the group have been very beneficial to the community. This appears to be something that is needed and will encourage community participation

Screen Name Redacted

8/23/2024 07:13 PM

Fully support the multiple uses that this opportunity provides to the community as long as no one group takes over the use.

Screen Name Redacted

8/23/2024 07:53 PM

I believe the use of this disused building will greatly benefit the community by providing much needed workshop and storage space for local community groups.

Screen Name Redacted

8/23/2024 07:55 PM

I support this asset transfer, good to put an unused building to be used by a busy community group.

Screen Name Redacted

A property sitting empty and given over to the local community can

8/23/2024 08:06 PM

only enhance the working groups of Laurencekirk and surrounding area

Screen Name Redacted

8/23/2024 08:22 PM

Excellent use of an unused building, this group are a well established community group already, they have a good structure and strong community ties. They understand the fundamental principles of fundraising and running successful community groups.

Screen Name Redacted

8/23/2024 08:29 PM

This building has sat empty for years. Would be good to see it put to use. There are so many groups in the Village who could benefit from getting space for storage etc in it. Would be a great asset to our lovely village.

Screen Name Redacted

8/23/2024 08:32 PM

A useful space for the community to use for several established groups and projects.

Screen Name Redacted

8/23/2024 08:35 PM

Would be good to have the building back into community use rather than being empty and not being used, where it could become derelict.

Screen Name Redacted

8/23/2024 08:44 PM

Good for community

Screen Name Redacted

8/23/2024 08:45 PM

This transfer will support the community and let groups grow,

Screen Name Redacted

8/23/2024 08:53 PM

Great for the community!

Screen Name Redacted

8/23/2024 08:54 PM

Would be well utilised by community groups in the village and the opportunity for new groups to form and use it. Great use of a building that is currently disused.

Screen Name Redacted

8/23/2024 08:58 PM

Will be good to see it go to good use for the community

Screen Name Redacted

8/23/2024 09:01 PM

Building is currently out of use and just standing to rot away and not look great. If local community groups can use this then it's a win for all

Screen Name Redacted
8/23/2024 09:06 PM

To support community groups and continue the great work that is done to make our community a great place.

Screen Name Redacted
8/23/2024 09:14 PM

Great for the community.

Screen Name Redacted
8/23/2024 09:29 PM

Great way to make use of something old

Screen Name Redacted
8/23/2024 09:32 PM

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Screen Name Redacted
8/23/2024 09:45 PM

An asset to the community.

Screen Name Redacted
8/23/2024 09:46 PM

An asset to the community

Screen Name Redacted
8/23/2024 09:55 PM

Great community asset that can be used by all local groups.

Screen Name Redacted
8/23/2024 10:02 PM

It would provide a much needed space for things to be stored/maintained and would be a great benefit to the community.

Screen Name Redacted
8/23/2024 10:05 PM

This would provide much-needed space for groups to store and tend to various items that bring joy to the community. The potential for further use as a community workshop would add to the village.

Screen Name Redacted
8/23/2024 10:13 PM

The Memorial Park Group does so much for the Memorial Park and the village , with all the cut backs within the Council these volunteers deserve all the help they can get , this building would be a huge asset to the group , setting up a work -shop for all kinds of groups within Laurencekirk

Screen Name Redacted
8/23/2024 10:56 PM

Help to bring community together

Screen Name Redacted
8/23/2024 11:23 PM

The building will be well utilised by the community, to improve the community.

Screen Name Redacted
8/24/2024 04:42 AM
Laurencekirk is a vibrant village and all the groups work hard to make it a great place to live. This would benefit them all greatly.

Screen Name Redacted
8/24/2024 04:49 AM
I fully support the request, would be an amazing asset to the community and a brilliant use of an otherwise unused building.

Screen Name Redacted
8/24/2024 07:18 AM
There is a great need for current & future local community groups, to use this sight for maintenance & storage purposes.

Screen Name Redacted
8/24/2024 08:17 AM
Support the use of this space for community groups.

Screen Name Redacted
8/24/2024 08:39 AM
There is a huge need for this space and we are lucky to have very active committees who would use it to benefit the whole community.

Screen Name Redacted
8/24/2024 08:56 AM
Changing a space from an unused are to a useful community building to support wonderful work done in laurencekirk is a great idea.

Screen Name Redacted
8/24/2024 09:07 AM
Needed in the village, more partnerships/collaborations, bring people together

Screen Name Redacted
8/24/2024 09:17 AM
Making good use of a local building for local activity

Screen Name Redacted
8/24/2024 09:27 AM
Our local community would really benefit from the proposed workshop space. It would allow multiple community groups to work alongside each other to further improve our beautiful Laurencekirk.

Screen Name Redacted
8/24/2024 05:33 PM
Making good use of old disused space.

Screen Name Redacted
8/24/2024 09:17 PM
I think it would make a great asset to the community

Screen Name Redacted
8/25/2024 12:26 AM
Great asset to the village

Screen Name Redacted
8/25/2024 07:37 AM
Support the community

Screen Name Redacted

8/25/2024 09:43 AM

The community need a place for community projects also maybe a Men's shed. It should belong to the community.

Screen Name Redacted

8/25/2024 12:57 PM

Good use of space for the community.

Screen Name Redacted

8/25/2024 09:16 PM

Totally support this application. Aberdeenshire Council advised some years ago that they wished to work in partnership with community groups. In the K&M area there has been little evidence of partnership working. Given that this application mentions several local groups, all giving fantastic service to the local community. They have also stated that they are willing to work with other community groups to ensure that the premises applied for serve the community. Should there be any doubt about this application then your decision making panel need only ask residents of the Mearns area to realise the level of support for this group.

Screen Name Redacted

8/25/2024 09:47 PM

The groups involved really make a huge difference to the village and they require such a space.

Screen Name Redacted

8/26/2024 08:51 AM

To support community projects rather than sit as an eyesore

Screen Name Redacted

8/26/2024 03:53 PM

The Hanging Baskets and Christmas lights make a big difference to local people of all ages. As the Council doesn't have the funds to provide such things and is happy for members of the community to manage them, I think handing over the building by asset transfer would be the decent thing to do.

Screen Name Redacted

8/26/2024 05:37 PM

There is a need within the area for a community based workshop

Screen Name Redacted

8/29/2024 10:29 AM

Support Man's Shed

Screen Name Redacted

8/29/2024 10:32 AM

this is going to be asset to the community for various reasons

Screen Name Redacted

8/29/2024 01:20 PM

Without these people we would not have such a lovely village and they need a base for a workshop so they can do everything that the

do for the village it is greatly need to keep the village community feeling I feel

Screen Name Redacted
8/29/2024 01:47 PM

Make it a lot easier for all groups concerned also a men's shed would be a great idea as it helped my brother in law in his area when he started to lose his sight and was made redundant it would be used alot and not just some one using storage

Screen Name Redacted
8/29/2024 06:55 PM

This would make a huge difference to several groups using the space.

Screen Name Redacted
8/29/2024 09:03 PM

Laurencekirk volunteers need all the help they can get. They do an excellent job but more help and accommodation is badly needed. A man's shed would also be a great addition for the village

Screen Name Redacted
8/29/2024 11:44 PM

Good for the local community to have somewhere where everyone can participate in producing bings for the community.

Screen Name Redacted
9/11/2024 08:11 PM

This would be a great asset to the local community groups involved and a permanent base to work out of.

Screen Name Redacted
9/12/2024 10:30 AM

This will provide an excellent base for voluntary community groups to come together, collaborating with each other for the continued growth and also provide a hub where local residents skills can be put to good use in the community whether still in employment or retired. I am in full support of this application.

Screen Name Redacted
9/12/2024 10:53 AM

Will be an assets to the community

Screen Name Redacted
9/12/2024 11:16 AM

Great idea for a multi use space. Could he utilised by many organisations. Good to see it being put to use.

Screen Name Redacted
9/12/2024 11:34 AM

Empty, unused shed that could be put to good use for the benefit of the village, eg workshops etc.

Screen Name Redacted
9/12/2024 11:37 AM

Good for community

Screen Name Redacted

9/12/2024 11:57 AM

Great asset to The village

Screen Name Redacted

9/12/2024 05:01 PM

Think this is a good idea

Screen Name Redacted

9/12/2024 07:43 PM

This building is currently unused and has been for some time. This would be an ideal opportunity to make good use of it to help accommodate all the equipment for our Hanging Baskets, Xmas lights and a secure base for all necessary items to be stored.

Screen Name Redacted

9/12/2024 08:46 PM

I think it would be great for the community to have storage for the hanging baskets, Xmas lights and a workshop if anything in the village needed maintenance.

Screen Name Redacted

9/14/2024 12:02 AM

I fully support the transfer of the former Waste Depot building on Johnston Street, Laurencekirk, to be utilised for storage of community property such as the Christmas lights, hanging baskets, and so on. Its prime location is central for storing such items as the village Christmas decorations and so on. There is also scope and the potential prospects of providing a "man shed" which offers the facilities as a social hub for using specialised tools etc..

Screen Name Redacted

9/15/2024 09:53 AM

Great for the local community

Screen Name Redacted

9/15/2024 10:21 AM

This building should stay in the community and not like the catalyst hand over for a pound This should never have been granted.

Screen Name Redacted

9/15/2024 10:41 AM

Much needed facility for the community

Screen Name Redacted

9/15/2024 10:42 AM

This would be an excellent way to use what is currently a run down building, for the good of the wider community. It would be amazing for people to have access to a community workshop and I think this proposal would have a genuine positive impact

Screen Name Redacted

9/15/2024 11:02 AM

Benefit the community

Screen Name Redacted

This whole area has been abandoned by the council and is a mess.

9/15/2024 11:40 AM

Transferring assets like this to the community is obviously the only way we have any chance of looking after buildings and other areas abandoned and left to ruin by the council.

Screen Name Redacted

9/15/2024 11:54 AM

Very good use of building for our community

Screen Name Redacted

9/15/2024 11:58 AM

Resources for the community

Screen Name Redacted

9/15/2024 12:01 PM

Fully support as will be used to the benefit of the full community.

Screen Name Redacted

9/15/2024 12:11 PM

Derelict looking building, an eyesore and space will be turned around by community. Will be used for all our wonderful community projects, groups within the village

Screen Name Redacted

9/15/2024 01:04 PM

better to be used by locals than abandoned like rest of council things found the village eg the weeds/roads.

Screen Name Redacted

9/15/2024 01:14 PM

Would rather the building being used than empty

Screen Name Redacted

9/15/2024 01:55 PM

Benefit to numerous interest groups within the community

Screen Name Redacted

9/15/2024 02:39 PM

This is a fantastic use of a building, will ensure its upkeep and provide much needed space for community use. Fully support

Screen Name Redacted

9/15/2024 02:40 PM

I support a disused building being utilised for the benefit of the community.

Screen Name Redacted

9/15/2024 03:05 PM

A safe storage area is clearly required for Laurencekirk community seasonal decorations. Helpful that the plan is to support/include the community further by holding workshops. Good use of a building which is being left to ruin.

Screen Name Redacted

9/15/2024 03:43 PM

I have concerns over noise, both from activities in workshop and traffic. Will the activity be evenings and weekends? My property is directly adjacent and it would seem I have not had information re

timings. Also do not know how much of car park would be lost. We would be subject to noise right beside our garden which we use on a daily basis and which is at the moment a quiet haven.

Screen Name Redacted

9/15/2024 03:48 PM

The space will be well used by the new groups looking to use going forward.

Screen Name Redacted

9/15/2024 03:55 PM

It's an empty building and should be utilised for community purposes.

Screen Name Redacted

9/15/2024 05:46 PM

It would be great to see an unused building getting used and being used by so many different people

Screen Name Redacted

9/15/2024 06:40 PM

Great benefit to the community

Screen Name Redacted

9/15/2024 07:15 PM

Great use of an old building

Screen Name Redacted

9/15/2024 07:20 PM

This seems like a very good idea to utilise existing space within Laurencekirk.

Screen Name Redacted

9/15/2024 07:58 PM

A community asset that should now be utilised as a valuable, necessary asset to benefit the whole community

Screen Name Redacted

9/15/2024 08:08 PM

Good idea to use. Better than sitting empty

Screen Name Redacted

9/15/2024 11:06 PM

We, currently in agreement with the [REDACTED] Episcopal Church, have access through the back of the Church yard from our garden gate. This access is used primarily for disposal of household and garden waste. In the proposal put forward by the Laurencekirk Memorial Park Group for transfer of the Waste Depot Building, the boundary marked in red with a plan to erect a polytunnel adjacent to the building suggests the access route via the back entrance to the church yard would be restricted. Although adjacent to the church burial ground, our cottage is essentially a terraced building which would mean our long standing agreement of over 30 years right of way would be compromised. If the situation arose where we had to take all our garden waste through the body of our house for disposal, then we would have to seriously consider selling our home. Where we

agree with the idea of a community hub offering the type of activities laid out in the proposal we have several questions regarding the use of the Old Waste Depot Building. We imagine that some upgrade would have to be made to the building including new emergency exits and wonder where these would be sited? This leads us to also wonder how safe it would be to have a Polytunnel in such close proximity to the building? Given the space between the Old Waste Disposal Building and the Old Aberdeenshire Council Library is a small narrow section of land, and without seeing any proposed plans for the polytunnel we struggle to envisage how it could offer easy access or exit, around the polytunnel for disabled citizens such as wheelchair users or those who are less steady on their feet? For the above reasons and possibly more that we are not yet aware of, we have to say that we formally object to the proposal for Community Transfer of the Old Waste Depot Building in its current format. In our opinion it would be more fitting for the group to request transfer of the section of land on the opposite corner of the car park which boundaries Church Street and Johnston Street. This piece of land is currently fenced off and does not appear to be used for any regular activity. We believe this to be a more fitting piece of land for erection of a polytunnel as it would offer greater space around the outside of the tunnel for any disabled citizen who may wish to join the project and the fencing around the area would also offer greater security for plants and any gardening equipment stored within the tunnel. Over the years the Episcopal Church has experienced periodic vandalism, both internally and in the Church grounds and it would be naive to think that an exposed Polytunnel would be secure in the proposed setting. To date no member of the Laurencekirk Memorial Park Group has approached neighbouring houses to discuss their plans and any impact these may have on the Back Entrance to the Church Yard. We know that some people in the wider community use this entrance for paying respect to resting loved ones and laying of flowers on loved ones graves. In conclusion we have to say it might have been helpful had the Laurencekirk Memorial Park Group offered a small public community meeting to make people aware of their plans. They could have advertised what this would offer the community, check whether this is something the community would support and respond to any questions and concerns.

Screen Name Redacted

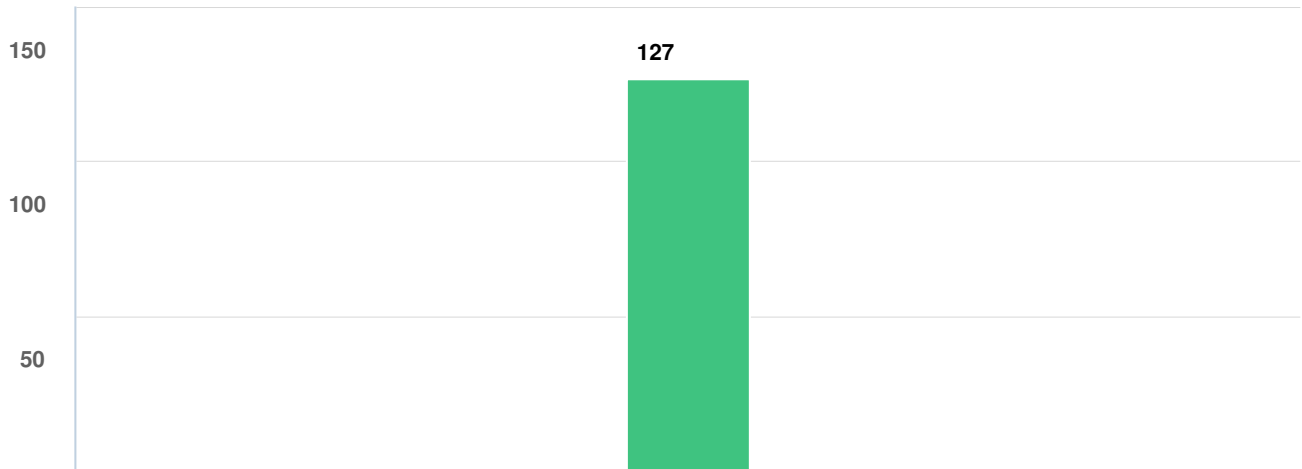
9/15/2024 11:18 PM

Save an old building going to waste.

Mandatory Question (127 response(s))

Question type: Essay Question

Q4 Please tick the box to confirm that you have read and understood the Privacy Notice.



Question options

- I confirm that I have read and understood the Privacy Notice.

Mandatory Question (127 response(s))

Question type: Checkbox Question

[REDACTED]
[REDACTED]
Laurencekirk
Kincardineshire
[REDACTED]

12th September, 2024

Kincardine & Mearns Area Manager
Aberdeenshire Council
Viewmount
Arduthie Road
Stonehaven
AB39 2DQ

Dear Sir or Madam,

Current Asset Transfer for former Waste Depot on Johnston Street, Laurencekirk AB30 1AN.

I refer to the above request for an Asset Transfer made by the Laurencekirk Memorial Park Group. Having consulted several documents available on Scottish Government & Aberdeenshire Council websites, I wish to comment on some of the issues raised by the application.

General Issues

I am very much aware of the work of the Laurencekirk Memorial Park Group and the contribution they and other local groups have made to the benefit of the community.

While I understand the need for the Group to have access to a facility to store their Christmas Lights and Hanging Baskets materials, the actual proposal goes well beyond a store and repair facility. It is these aspects of their request which give cause for concern.

Change of Use

Though no longer in use, the building concerned acted as a Store and Waste Depot for the local Council. What the Group are proposing should be regarded as a 'change of use' which would require planning permission. In their application, LMPG make clear that the 'main use' would be as a 'community workshop' for 'electrical, woodwork, metal work' and the erection of a 'polytunnel for growing/planting'. The applicants intend the workshop to be made available as a facility for community groups to work in these skills areas. Such extended programmes of work create environmental impacts - noise pollution being perhaps the main one, though increase in traffic would also be inevitable should the project be extended to many local groups and individuals in the way the group suggests. Key to this, is the location of the proposed development.

Access to Neighbouring Properties

The Asset Transfer Request includes a large area of land formerly owned by the Council. Why the need for such a large area of land beyond the building itself is not made clear. As the group themselves acknowledge, this would involve transfer of legal rights of access. Access rights impinge most of all on 2 properties on Johnston Street – Numbers 48 & 50 - whose right to access the rear of their properties and their garden ground will transfer to the leaseholder. Legal right of access to the rear of the Church and Church grounds - established over centuries of use - will also be transferred to the leaseholders. While they claim that they will work constructively with those directly affected to reach agreement, access would no longer be guaranteed as a legal right; and ‘agreement’ with the leaseholder – who would *de facto* have the final say - may or may not be possible. As the request is for a 50-year lease, the current applicants simply cannot guarantee that the good will they espouse will necessarily transfer to those who, in the fullness of time, may take over the running of the LMPG.

If the Asset Transfer is agreed, I ask that Aberdeenshire Council ensure that legal rights of access pertaining before the transfer are enshrined in law to ensure that the leaseholder cannot deny access. This is particularly relevant as the proposal involves erecting a polytunnel between the Depot and the former Library – severely limiting access from the public car park to the Church.

Impacts on Residential Amenity

Noise levels are of particular concern to nearby residents. The proposed development is located within a predominantly residential area, close to properties and private garden ground. Enjoyment of gardens belonging to properties at 48 & 50 Johnston Street and the garden of ‘Woodville’, 103 High Street would be adversely affected. Gardens are, of course, widely recognised as an important source of mental wellbeing. Regular increased noise levels – the inevitable consequence of using hand tools and operating machinery in such a ‘workshop’ - would certainly compromise residential amenity.

In this context, I would point to Section 8 of the Scottish Government’s own Asset Transfer Summary Guide (henceforth referred to as SGATSG) where it requires the Applicant to make clear in their Application *whether other people agree with what the community transfer body plans to do.*

On this theme, in the Section of their Application where they are invited to set out the ‘Benefits of Proposal’, they identify the locus of their project as the ‘ideal location’. In Section 4 of the Application -Risk Analysis Para 4.4 – they see no ‘Negative Consequences’ and so offer no statement as to how these might be ‘minimised’. Aberdeenshire Council’s guidelines note that applicants are advised that they should ***‘consider any potential negative consequences for the local economy, environment or any group of people and are asked to ‘explain how’ they ‘could reduce this’.***

To the best of my knowledge, **no attempt** has been made by the proposers to engage in consultation with nearby residents nor have they brought forward any proposals to minimise disruption.

In addition, Section 12 of the SGATSG clearly states that: *If the relevant authority agrees to an asset transfer request, the decision notice will **include the terms and conditions the relevant authority wants to include in the contract**. The community transfer body must make an offer for the land or buildings, based on those terms and conditions*

If indeed approval is given, I would ask that, to conform with current Scottish Government guidelines, the relevant planning/regulatory authority sets out clear limits to noise levels. The times when work could take place should be stated with evening or weekend working being subject to restrictions – as is required where planning is sought for proposed commercial/industrial activities within a largely residential neighbourhood. This would also be in line with the Council's own guidelines which state that, approval of an Asset Transfer would **'include the conditions on which the Council has chosen to place on the transfer of the asset'**. (Sources: Aberdeenshire Council: Community Asset Transfer (CAT) Policy: Approved 9 June 2016 and its Asset Transfer Request Applicant Notes. Reference the website.)

Summary

I have no doubt that the motives and intentions of the Laurencekirk Memorial Park Group in relation to this proposal are genuine and well-meaning. However, the 'change of use' envisaged does raise some serious issues. I question whether the building and its environs are suitable to be anything other than a store. Transfer of Rights to the land is unacceptable as it compromises access to nearby properties and the Scottish Episcopal Church and reduces the size of a well-used car park in a very busy, congested street.

As a 'near-neighbour', I object to the proposed Asset Transfer because I genuinely believe that the project will be detrimental to the residential amenity of neighbouring properties and their gardens. In short, this is the 'right' project in the 'wrong' place.

I am

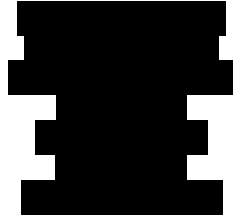
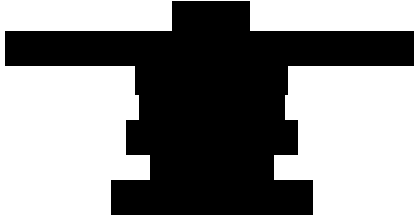
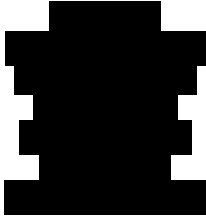
Yours faithfully,



Saint Laurence's Episcopal Church

High Street, Laurencekirk, Kincardineshire

Registered Charity No: SC 016285 Kincardine & Mearns Area Manager



Kincardine & Mearns Area Manager,
Aberdeenshire Council,
Viewmount,
Arduthie Road,
Stonehaven,
AB39 2DQ.

14 September 2024

Dear Sir,

Re Asset Transfer Request of Waste Depot on Johnston Street, Laurencekirk

Having consulted with office-bearers and members of St Laurence's Episcopal Church, Laurencekirk I make representation in respect of the proposal submitted to the Council regarding the Old Council Waste Depot off Johnston Street, Laurencekirk.

We note that the Asset Transfer Steering Group met on 1 August and validated the application made on 12 July 2024. As a contiguous neighbour to the subjects of the application we would have thought that there was an obligation for the applicants to have given notice to us and other neighbours, but none such took place. It was only a chance remark made on 26 August that drew our attention to the public notice pinned on the door of the Depot and that is somewhat out of the way.

Let it be said at the outset that we appreciate the contributions and enhancement that the Laurencekirk Memorial Park Group have made over many years to the village. However, the present request for an asset transfer of the Old Council Waste Depot poses some significant issues and problems.

First and foremost from the point of view of St Laurence's Episcopal Church is the matter of access. From old maps and historic usage there is passage to the gate on the east end of the church's

property with fencing stretching in a northerly direction. In 1864 this began on Johnston Street near where now the recycling bins are placed and curled round between buildings. The area marked on the plan covers part of this passageway and extends right up to wall of the Borough Buildings (originally the Episcopal Church School). As can be seen from the plan the Depot was not built parallel with the Borough Buildings but at a tapering angle. The distance between the north-east corner of the Borough Buildings is 5.01m and between the south-west corner of the Depot and the Borough Buildings is 6.29m. The emergency exit ramp from the Borough Buildings (width at the bottom of the slope 1.88m), constructed when they were used as the Library but not shown on the plan, extends from the wall, leaving a gap of 3.8m at the narrowest point. The Group propose to erect an external polytunnel for the growing of plants: the only possible location for this is along the Depot's side wall facing the Borough Buildings. No projected dimensions are given of this polytunnel, but the narrowest walk-in one we have seen advertised is 2m wide. That would reduce the passage access to less than 1.8m, which would make it more difficult than at present for wheelchairs, etc. In addition it would totally prevent vehicles being driven up to the gate for such purposes as collecting grass cuttings and prunings.

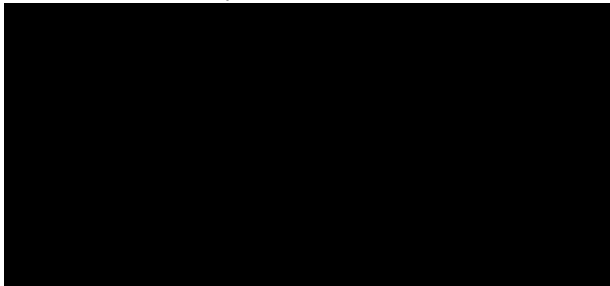
The plan accompanying the application delineates a significantly larger area than the footprint of the Depot, running from the church boundary eastwards to Johnston Street and southwards to the north wall of the Borough Buildings. This is nearly one-third of the area used for car parking. As is noted in the application there are currently shared/rights of access to adjoining properties; however, that does not include the right to park vehicles within this designated area. No reason is given for marking out this sizeable area except for the proposed polytunnel, for which as stated above, the only possible location is against the south wall of the Depot. Even if agreement was reached with relevant persons to permit parking, how could this be satisfactorily maintained? No reference is made in the application as to how the southern boundary is to be marked; without some form of structure such as a fence there would be no clear way to delineate the area under the lease and the rest of the current car park. Also, what is the reason for the Group to wish to have control over this whole area, including as it does access to two properties in addition to that with the church property? The reduction of parking spaces would have the effect of more cars being parked on the street, which is already well used, and that could increase the danger to pedestrians, especially children going to and from the Primary School.

The use of the Depot for storage of materials relating to the Hanging Baskets and Christmas Lights raises no issues and these things (especially the latter) do indeed require a significant amount of room such as the Depot can provide. However, the Group states that the primary usage would be for a workshop to benefit the community, mentioning such activities as woodworking and metal work, and there would be encouragement for individuals and groups within the local community to come and use the facilities. This would, I assume, require substantial upgrading of the building such as the provision of an additional door in case of fire (and the only possible location for that would be where there is now a small window near the south-west corner) and the installation of toilet facilities for which a water supply would have to be provided (we don't think that there is one at present). Also although there is an electrical supply that would have to be upgraded, possibly to three-phase if the wood- and metal-working machinery required it.

If there is a good response from people to make use of the facilities being proposed that might have a twofold consequence. First, there could be quite an amount of noise generated (especially from machinery) which could cause conflict when services are being held in the church. Secondly, the increase of people coming to the vicinity might cause annoyance by using the pathway through the churchyard, which is not a public right of way. From time to time there have been groups of people, mostly of a younger age, who have caused inconvenience and even vandalism in the church and its grounds. There is the potential for this to increase.

In summary, although the proposal has many worthwhile aspects, if it was adopted there would in various ways be a detrimental impact.

Yours faithfully,



-----Original Message-----

From: [REDACTED]

Sent: Saturday, September 14, 2024 11:45 PM

To: Kincardine and Mearns <kincardineandmearns@aberdeenshire.gov.uk>

Subject: Proposed Change of use of Council Property.

To whom it may concern.

As an elderly member of St. Laurence Episcopal Church Laurencekirk, I oppose the suggestion of any structure between the 'shed' and the Borough Building.

There must be access for wheel chair users to the Church and back of Borough Building.

This area is used for equipment access to the churchyard and grass cutting removal as well as access from car parking area to the Church and grave yard.

Yours faithfully

[REDACTED]

Fire risk should also be considered.

Sent from my iPad